

DEVELOPMENT BRANCH MONTHLY STATUS REPORT

May 14, 2020

I. Development Section

A. Villages of La'i'opua, Village 9 (Kona, Hawaii)

1. In February 2020, the Hawaii Housing Finance and Development Corporation (HHFDC) executed Amendment No. 1 to the Right of Entry (ROE) to the County of Hawaii, under the Governor's Emergency Proclamation for the homeless, extending the ROE period to April 4, 2021.

B. Villages of Leiali'i (Lahaina, Maui)

1. On April 2, 2020, the County of Maui granted final subdivision approval of the project site for the Kaiaulu O Kuku'ia project.
2. On April 8, 2020, HHFDC executed a Contract For Professional Services with Fukumoto Engineering, Inc. for construction drawings and supervision for the Kaiaulu O Kuku'ia project. The cost will be reimbursed by Ikaika Ohana from its Dwelling Unit Revolving Fund (DURF) loan.
3. On April 15, 2020, the County of Maui executed a Memorandum of Understanding (MOU) with HHFDC for the connection of the Kaiaulu O Kuku'ia project to the County of Maui sewer system.

C. Ohana Hale – Pumehana (Moiliili, Oahu)

1. MJF Development Corporation (Developer) requested an extension of its construction start date twice, which was approved to May 6, 2019 and May 6, 2020, respectively. On April 17, 2020, HHFDC received a third request by the Developer to extend the construction start date and informed HHFDC that it has filed an application with the Circuit Court seeking dissolution of its partnership to develop the project. However, in consideration of the Developer's inability to market (contracting for only 20 units out of 180 units) and secure financing for the project in a timely manner, a letter was sent to the Developer on April 21, 2020, denying their request to extend. HHFDC staff (Staff) will be working on terminating the DURF Building Loan Agreement.

D. Kapolei Mixed Use Development (Kapolei, Oahu)

1. Coastal Rim Properties, Inc. has submitted a request to amend the Development Agreement (DA) to codify certain changes to the project.

E. Nohona Hale (Kakaako, Oahu)

1. 630 Cooke Street Partnership, LP has submitted draft partial release documents pertaining to sidewalk dedication.

F. Kahului Civic Center Mixed-Use Project (Kahului and Wailuku, Maui, Hawaii)

1. On April 8, 2020, HHFDC received the County of Maui's comments to HHFDC's Draft ROE for site investigation, planning, design, construction, and operation of the bus hub at the Kahului Parcel. On April 13, 2020, HHFDC sent comments from the Department of the Attorney General to the County of Maui.

G. Lima Ola Workforce Housing Development Phase I (Ele'ele, Kauai, Hawaii)

1. County of Kauai Housing Agency is preparing to issue an Invitation For Bids (IFB) for Phase 1 to select a contractor. HHFDC is awaiting submission of a

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request for an extension of the June 15, 2020 construction commencement deadline contained in the June 14, 2018 For Action.

H. Wailuku Apartment Rental Housing Project (Wailuku, Maui)

1. Staff provided comments to the first drafts of the DA and Declaration of Land Use Restrictive Covenants to the developer, Special Purpose Entity Legacy Wailuku LLC.

I. Ililani (Kakaako, Oahu, Hawaii)

1. The project's DA was amended to extend the deadlines for commencement and completion of construction to November 1, 2020 and September 30, 2022, respectively.

J. Kahului Emergency Housing (Kahului, Maui)

1. HHFDC is awaiting the County of Maui's counterpart of an amendment to extend the MOU beyond its current June 6, 2020, expiration date.

K. Iwilei Master Plan and Environmental Impact Statement

1. Staff is negotiating the scope of work and fee with planning consultant.

L. Pua Loke Ohana Zone Project (Lihue, Kauai)

1. The County of Kauai has executed contracts for construction and engineering. Staff is working with the County of Kauai on prerequisite items for DURF disbursement.

II. Development Support Section

A. Villages of Kapolei (VOK)

1. HHFDC posted a solicitation for the VOK Non-Potable Water System Maintenance Services on April 3, 2020, and bids are due on May 8, 2020. The IFB will cover 24 months of maintenance for the water system with an optional extended period of 24 months.

B. Waiahole Valley Water System

1. HHFDC posted a solicitation for Chlorine Sampling at metered lots in Waiahole Valley Subdivision (WVS) on March 19, 2020, and quotes are due on April 21, 2020. The contract will cover 6 months with an optional extension of 6 months.

C. Vacant Parcel Maintenance

1. Waiahole:
 - a. HHFDC posted an IFB for landscape maintenance services. Projected contract start date is June 1, 2020.
 - b. HHFDC is procuring a Land Survey contractor via Professional Services procurement method for a Boundary Survey of the WVS perimeter, location survey of the McCandless water system pipeline on HHFDC lands, and a survey and staking of the re-location of Easement No. 22 (File plan 2052) located on HHFDC lot 126. The HHFDC selection

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committee has selected ControlPoint Surveying Inc. and is currently negotiating a proposal.

Reviewed by: Carianne Abara, Development Support Section Chief
Lorna Kometani, Real Estate Services Section Chief
Dean Minakami, Development Section Chief
Deepak Neupane, Development Branch Chief
Denise Iseri-Matsubara, Interim Executive Director

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